

**WORK SESSION AGENDA  
SOUTHOLD TOWN PLANNING BOARD  
Monday, November 5, 2018  
4:00 p.m.  
Southold Town Meeting Hall**

**2:30 p.m. Executive Session – Advice from Town Attorney  
4:00 p.m. Applications**

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| Project Name: | <b>Purita Winery</b>                                                                                                                                                                                                                                                                                                                                          | SCTM#: | 1000-51-3-4.3 |
| Location:     | 19110 Soundview Avenue, on the n/s/o Old North Road, approximately 286 ft. w/o County Road 48, Southold                                                                                                                                                                                                                                                       |        |               |
| Description:  | This Site Plan is for the alteration and expansion of existing buildings into a new winery totaling 6,304 sq. ft. which includes 267 sq. ft. of office, 347 sq. ft. of retail, 3,249 sq. ft. of tasting room, 671 sq. ft. of storage area, 1,770 sq. ft. of production area and stone terrace with 25 parking spaces on a 3.7431-acre parcel in the A-C Zone. |        |               |
| Status:       | Approved                                                                                                                                                                                                                                                                                                                                                      |        |               |
| Action:       | Review Approval Extension Request                                                                                                                                                                                                                                                                                                                             |        |               |
| Attachments:  | Staff Report                                                                                                                                                                                                                                                                                                                                                  |        |               |

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| Project name: | <b>Eastern Front Brewing Retail</b>                                                                                                                                                                                                                                                                                                                                                       | SCTM#: | 1000-114-11-11.1 |
| Location:     | 13100 Route 25, Mattituck                                                                                                                                                                                                                                                                                                                                                                 |        |                  |
| Description:  | This Site Plan is for a proposed 1,902 sq. ft. retail store located in the front of an existing 5,417sq. ft. 2-story building, with no change to the footprint. The remainder of the building consists of two existing dwelling units. Also existing is a detached 360 sq. ft. garage. There are 12 parking stalls proposed for this application on 0.62 acres in the HB Zoning District. |        |                  |
| Status:       | Pending                                                                                                                                                                                                                                                                                                                                                                                   |        |                  |
| Action:       | Referral Review                                                                                                                                                                                                                                                                                                                                                                           |        |                  |
| Attachments:  | Staff Report                                                                                                                                                                                                                                                                                                                                                                              |        |                  |

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| Project Name: | <b>Kardwell &amp; Reeve Resubdivision</b>                                                                                                                                                                                                                                                                                                                                                                                                              | SCTM#: | 1000-114-11-24.3 & 24.1 |
| Location:     | 13650 Route 25, Mattituck                                                                                                                                                                                                                                                                                                                                                                                                                              |        |                         |
| Description:  | This resubdivision proposes to legalize the transfer of 0.19 acres from SCTM#1000-114.-11-24.1 to SCTM#1000-114.-11-24.3 as created by deed in Liber 9576 Page 106 recorded in the Suffolk County Clerk's Office on June 3, 1984. SCTM#1000-114.-11-24.3 totals 1.88 acres in the HB Zoning District and SCTM#1000-114.-11-24.1 totals 1.01 acres in the R-40 Zoning District, located at 13560 Main Road, Mattituck, +/- 200' east of Wickham Avenue. |        |                         |
| Status:       | New Application                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |                         |
| Action:       | Completeness                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |                         |
| Attachments:  | Staff Report                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |                         |

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| Project Name: | <b>Duffy Standard Subdivision</b>                                                                                                                                        | SCTM#: | 1000-111-11-26.1 |
| Location:     | 3360 Wunneweta Road, Cutchogue                                                                                                                                           |        |                  |
| Description:  | This proposal is for a Standard Subdivision of a 3.02 acre parcel into two lots, where Lot 1 is 1.69 acres and Lot 2 is 1.33 acres, located in the R-40 Zoning District. |        |                  |
| Status:       | Conditional Sketch Approval                                                                                                                                              |        |                  |
| Action:       | Preliminary Plat Completeness                                                                                                                                            |        |                  |
| Attachments:  | Staff Report                                                                                                                                                             |        |                  |

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| Project Name: | <b>Mazzoni Standard Subdivision</b>                                                                                                                                                                                                                                                                                                                                      | SCTM#: | 1000-13-2-8.2 |
| Location:     | 500 Soundview Drive, approximately 782' to the north of NYS Route 25 and 256' to the east of Sound View Drive, Orient                                                                                                                                                                                                                                                    |        |               |
| Description:  | This proposal is for a Standard Subdivision of a 22.94 acre parcel into 5 lots where Lot 1 = 2.34 acres, Lot 2 = 1.78 acres, Lot 3 = 2.18 acres, Lot 4 = 0.56 acres, Lot 5 = 16.06 acres inclusive of a .97 acre right-of-way, 8.58 acres of Open Space and 6 acres of a Conservation Easement held by the Peconic Land Trust (PLT) located in the R-80 Zoning District. |        |               |
| Status:       | Conditional Sketch Approval                                                                                                                                                                                                                                                                                                                                              |        |               |
| Action:       | Review Site Inspection                                                                                                                                                                                                                                                                                                                                                   |        |               |
| Attachments:  | Staff Report                                                                                                                                                                                                                                                                                                                                                             |        |               |

**Discussion:**

- ❖ Change of Zone: Rich's Quality Auto Repair  
SCTM#1000-102-3-1, 29950 Route 25 Cutchogue